



ZONING

ZONES IN DOVER:

The nineteen zones each reflect a different desire by the City. Use and lot size set apart each zone, in order to offer variety and protection.

Single Family Residential

R-12—Medium Density

R-20—Low Density

R-40—Rural Residential

Multi-Family Residential

RM-6—Urban Density

RM-8—High Density

RM-10—Medium Density

RM-12—Low Density

RM-20—Suburban Density

Commercial

O—Office

B-1—Neighborhood Business

B-2—Central Business

B-3—Thoroughfare Business

B-4—Hotel/Retail

B-5—Rural Commercial/Retail

Industrial

I-1—Restricted Industrial

I-2—Rural Restricted Industrial

I-4—Office and Assembly

ETP—Enterprise/Technology

Mixed Use

CWD—Cochecho Waterfront

UMUD—Urban Mixed Use

For More Information:

Department of Planning and
Community Development
288 Central Ave.
Dover, NH 03820

Why Zone

What is Zoning?

Zoning is the legal classification of property in certain land uses. The concept has been in Dover since 1949.

Currently, zoning and land use law addresses conflicts between private property rights—rights of ownership—and government's efforts to create a functional, safe and beautiful community.

Purpose of Zoning Chapter

Dover's Zoning chapter is an element of the Dover Comprehensive Development (Master) Plan and is designed to promote the health, safety, morals and the general welfare of Dover's residents by serving to facilitate the adequate provision of transportation, water, sewer, schools, parks and other public requirements; to encourage the maintenance of Dover's economic and aes-

thetic quality of life; and to encourage the most appropriate use of land throughout the City of Dover.

The Master Plan

A Master Plan is one which guides the long-term physical development for a community.

Each plan should be reviewed every 5–10 years. Dover's was last updated in 2000.

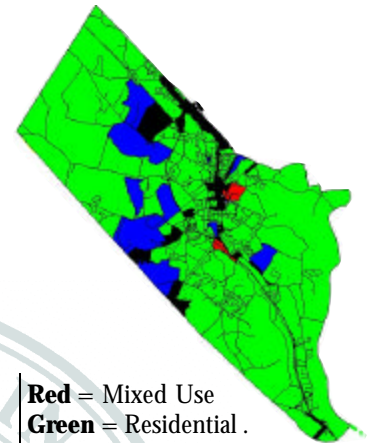
Dover's master plan is divided into five chapters:

Types of Zones

Dover has 19 zones, which are listed on the left of this page. In addition to those zones, the City has 8 overriding districts which cover things from Wetlands Protection to Transfer of Development Rights.

Other Information

The Zoning chapter also



Red = Mixed Use
Green = Residential
Blue = Industrial
Black = Commercial

contains the regulations for signage, fences, parking and loading.

Zoning Board of Adjustment

The Zoning Board of Adjustment hears and decides appeals of any person(s) who are aggrieved by the administration, enforcement and application of this chapter.

The ZBA can issue variance for dimensions and uses. The board also approves uses by special exception.

COMMONLY ASKED DIMENSIONS

Zone	Min Lot Size	Frontage	Front Setback	Rear Setback	Side Setback
R-40	40,000 SF	150	50	15	25
R-20	20,000 SF	125	35	15	20
B-3/B-5	20,000 SF	125	50	15	12
I-4/B-4	5 Acres	400	75	75	75
O	10,000 SF	100	12	15	10
ETP	3 Acres	0	50	50	50

*Chapter 170 of the Dover Code has the full dimension table and footnotes related to the above.